COUNTY OF

**GREENVILLE** 

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KNOW ALL MEN BY THESE PRESENTS, that Hamlet A. Madera

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in consideration of Fifty-four thousand two hundred thirty-five & RSLEY seventy-three/100ths (\$54,235.73) -----and assumption of mortgage the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these present to grant, pargin, mortgage and release unto Thomas L. and Judith C. Chubb, their heirs and assigns forever:

ALL that certain piece, parcel or lot of land with the buildings and improvements thereon lying and being on the southeasterly side of Briar Creek Road, near the City of Greenville, South Carolina, and being designated as Lot No. 93 on Map No. 5 of Sugar CReek as recorded in the RMC Office for Greenville County in Plat Book 6H, Page 2, and having according to said plat, the following metes and bounds, to-wit:

ing metes and bounds, to-wit: (1)-195-3343-1-280BEGINNING at an iron pin on the southeasterly side of Briar Creek Road, joint front corner of Lots 92 and 93 and running thence along the common line of said lots S. 52-12-40 E. 176.89 feet to the center of a branch; thence with the branch as the line on a traverse line N. 25-15-51 E. 136.46 feet to a point in the center of the branch, joint rear corner of Lots 93 and 94; thence along the common line of said lots N. 65-19 W. 162.55 feet to an iron pin on the southeasterly side of Briar Creek Road; thence along said Road S. 31-14-10 W. 97 feet to an iron pin, the point of BEGINNING.

This conveyance is made subject to the restrictions applicable thereto recorded in Deed Book 1065, Page 795, the sewer easement that crosses the rear portion of said lot as shown on the aforementioned recorded plat, with drainage and utilities easement 5 feet on each side of all side and rear lot lines of the lots shown on said plat and the building setback line of 30 feet.

This is the same property conveyed to Hamlet A. Madera and Joy A. Madera by Deed of Cothran & Darby Builders, Inc. dated April 16, 1979 and recorded in Deed Book 1100 at page 655. Subsequently, Joy A. Madera died testate on July 31, 1980 leaving as her sole heir at law Hamlet Anthony Madera as will appear in Apartment 1673 File 14 in the Office of the Probate Court for Greenville County.

(see reverse for continuation)

together with all and singular the rights, members, hereditaments and appurtenences to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee's, and the grantee's, heirs or successors and assigns, forever. And, the granter's do(es) hereby bind the granter's and the granter's heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee's) and the grantee's(s') heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof. WITNESS the grantor's(s') hand(s) and seal(s) this 16thday of December . 19 8].

SIGNED, sealed and delivered in the presence of:  Served  Substant S. Salterson	Hamlet A. Madera (SEAL)  (SEAL)  (SEAL)
STATE OF SOUTH CAROLINA  COUNTY OF GREENVILLE  Personally appeared the grantor(s) sign, seal and as the grantor's's') act and deed, deliver to above, with essed the execution thereof.  SWORN to before me this 16TH day of December  Solvery South Carolina.  My commission expires 11/27/91	
undersigned wife (wives) of the above named granton(s) respective separately examined by me, did declare that she does freely, voluever, renounce, release and forever relinquish unto the grantee(s) tate, and all her right and claim of dower of, in and to all singular GIVEN under my hand and seal this	Notary Public, do hereby certify unto all whom it may concern, that the ely, did this day appear before me, and each, upon being privately and untarily, and without any compulsion, dread or fear of any person whomso-and the grantee's(s') heirs or successors and assigns, all her interest and estar the premises within mentioned and released.  Nancy H Madera

Notary Public for South Carolina.

RECORDED this =...

My commission emires 2/2/85